# $659,990 - 1, 4713 17 Avenue Nw, Calgary

MLS® #A2226041

## $659,990

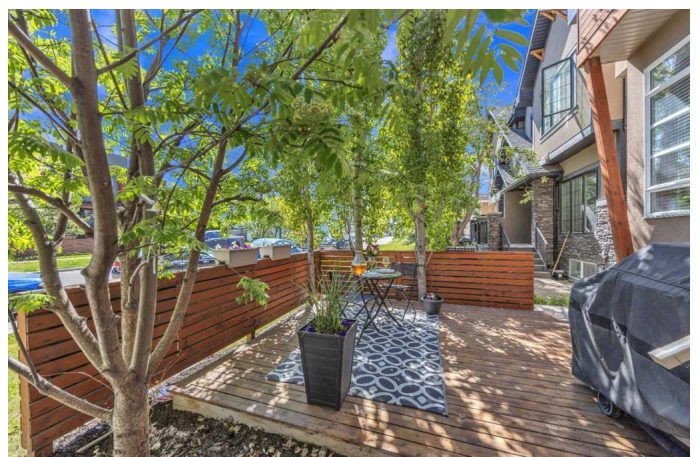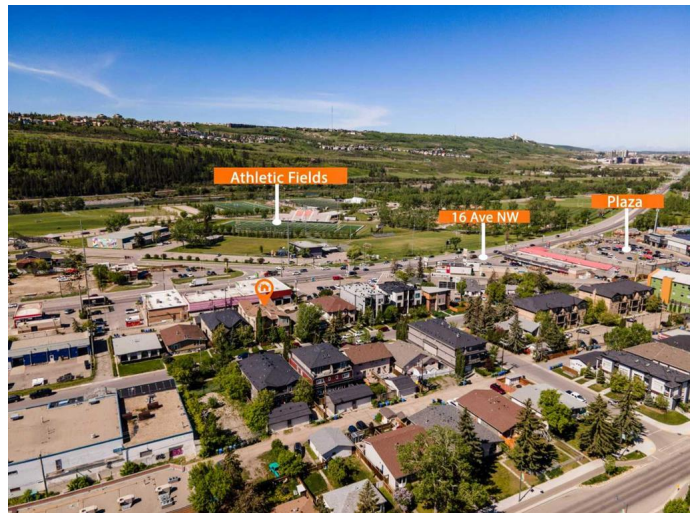3 Bedroom, 4.00 Bathroom, 1,350 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

HOTTEST NEW LISTING in Montgomery!!! Nearly 2,000 sq ft of well designed living space across three beautifully finished levels. This custom-built townhome blends upscale urban style with everyday comfort and is packed with luxurious details throughout. From the moment you step inside, you're greeted by 10-foot ceilings, oversized windows, and skylights that fill the home with natural light, creating a bright and inviting atmosphere. The main floor offers an open layout anchored by a stunning fireplace, perfect for cozy evenings, and a high-end kitchen that features sleek cabinetry, premium appliances, quartz counters and ample storageâ€"ideal for both entertaining and daily living. A stylish powder room and elegant dining space complete the main level.

Upstairs, you'll find two spacious bedrooms, both with their own private ensuites, offering the perfect setup for roommates, guests, or a growing family. The primary suite is a true retreat, complete with soaring ceilings, a massive walk-in closet, and a spa-like ensuite with high-end finishes. The upper level also features a convenient laundry room with built-in cabinetry and sink, designed to make life a little easier.

The fully finished basement adds a whole new level of living with a generous family room/games area, wet bar, full 3-piece bathroom, and a third bedroom thatâ€™s perfect for guests or a private home office.

Outside, enjoy a spacious front deck area—ideal for morning coffee or evening drinks—as well as your own single-car garage for secure parking and storage. For added value and convenience, furniture can be included, making this a turn-key opportunity.

Located in the highly sought-after community of Montgomery, you're just steps from parks, the Bow River, Olympic park, Market Mall, U of C, and major routes. This home is packed with features and offers a rare blend of style, space, and location—a truly exceptional offering you won't want to miss.

Built in 2012

## Essential Information

| | |
|---|---|
| MLS® # | A2226041 |
| Price | $659,990 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,350 |
| Acres | 0.14 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 1, 4713 17 Avenue Nw |
| Subdivision | Montgomery |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 0P4 |

## Amenities

| | |
|---|---|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Single Garage Detached, Titled |
| # of Garages | 1 |

## Interior

| | |
|---|---|
| Interior Features | Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Bookcases |
| Appliances | Bar Fridge, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In |
| Heating | Natural Gas, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Glass Doors, Living Room, Circulating, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Barbecue, BBQ gas line, Courtyard, Garden, Private Entrance |
| Lot Description | Back Lane, Back Yard, Garden, Level, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | May 29th, 2025 |
| Days on Market | 19 |
| Zoning | M-C1 |

## Listing Details

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| Listing Office | KIC Realty |